

**SNAPSHOT of HOME Program Performance--As of 09/30/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Chester County**

State: **PA**

PJ's Total HOME Allocation Received: **\$18,326,555**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

| Category   | PJ       | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|------------|---------------|------------------------------|---------|---------|
|  |          |               |            |               | Group                        | B       | Overall |
| Program Progress:  |          |               |            | PJs in State: | 29                           |         |         |
| % of Funds Committed   | 100.00 % | 97.78 %       | 1          | 95.51 %       | 100                          | 100     |         |
| % of Funds Disbursed   | 99.12 %  | 92.74 %       | 3          | 87.58 %       | 99                           | 99      |         |
| Leveraging Ratio for Rental Activities                           | 4.65     | 5.04          | 1          | 4.86          | 100                          | 100     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 84.94 %  | 90.72 %       | 22         | 82.17 %       | 37                           | 30      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 75.31 %  | 69.83 %       | 16         | 71.17 %       | 51                           | 51      |         |
| Low-Income Benefit:  |          |               |            |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 76.01 %  | 82.04 %       | 20         | 81.54 %       | 22                           | 27      |         |
| % of 0-30% AMI Renters to All Renters***                         | 20.23 %  | 36.34 %       | 24         | 45.68 %       | 7                            | 10      |         |
| Lease-Up:  |          |               |            |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 100.00 % | 98.47 %       | 1          | 96.19 %       | 100                          | 100     |         |
| Overall Ranking:   |          |               | In State:  | 17 / 29       | Nationally:                  | 44 47   |         |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |            |               |                              |         |         |
| Rental Unit  | \$28,440 | \$19,909      |            | \$27,510      | 346 Units                    | 49.30 % |         |
| Homebuyer Unit   | \$10,078 | \$16,414      |            | \$15,239      | 341 Units                    | 48.60 % |         |
| Homeowner-Rehab Unit   | \$11,194 | \$16,120      |            | \$20,932      | 15 Units                     | 2.10 %  |         |
| TBRA Unit  | \$0      | \$5,736       |            | \$3,121       | 0 Units                      | 0.00 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester County PA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$106,731 | \$3,058   | \$12,899  |
| <b>State:*</b>     | \$102,649 | \$42,221  | \$16,377  |
| <b>National:**</b> | \$98,643  | \$77,150  | \$23,791  |

**CHDO Operating Expenses:**  
(% of allocation)

|                      |   |
|----------------------|---|
| <b>PJ:</b>           | <span style="border: 1px solid black; padding: 2px;">4.1</span> % |
| <b>National Avg:</b> | <span style="border: 1px solid black; padding: 2px;">1.2</span> % |

**R.S. Means Cost Index:** 1.09

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%   |
|--|--|--|--|---|
| <b>RACE:</b>                             |  |  |  |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">37.6</span> | <span style="border: 1px solid black; padding: 2px;">52.5</span> | <span style="border: 1px solid black; padding: 2px;">46.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">55.5</span> | <span style="border: 1px solid black; padding: 2px;">27.6</span> | <span style="border: 1px solid black; padding: 2px;">53.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### ETHNICITY:

|          |   |  |   |   |
|----------|---|--|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">6.4</span> | <span style="border: 1px solid black; padding: 2px;">17.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|---|--|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |  |   |
|--------------------|--|--|--|---|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">54.3</span> | <span style="border: 1px solid black; padding: 2px;">22.6</span> | <span style="border: 1px solid black; padding: 2px;">40.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">21.7</span> | <span style="border: 1px solid black; padding: 2px;">29.0</span> | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">13.6</span> | <span style="border: 1px solid black; padding: 2px;">16.7</span> | <span style="border: 1px solid black; padding: 2px;">13.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">6.1</span>  | <span style="border: 1px solid black; padding: 2px;">20.2</span> | <span style="border: 1px solid black; padding: 2px;">26.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">2.0</span>  | <span style="border: 1px solid black; padding: 2px;">7.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.4</span>  | <span style="border: 1px solid black; padding: 2px;">2.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### HOUSEHOLD TYPE:

|                        |  |  |  |   |
|------------------------|--|--|--|---|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">28.3</span> | <span style="border: 1px solid black; padding: 2px;">23.2</span> | <span style="border: 1px solid black; padding: 2px;">6.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">35.5</span> | <span style="border: 1px solid black; padding: 2px;">1.2</span>  | <span style="border: 1px solid black; padding: 2px;">46.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">25.1</span> | <span style="border: 1px solid black; padding: 2px;">45.7</span> | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">6.4</span>  | <span style="border: 1px solid black; padding: 2px;">24.6</span> | <span style="border: 1px solid black; padding: 2px;">26.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">3.8</span>  | <span style="border: 1px solid black; padding: 2px;">5.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |   |
|----------------|--|---|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">37.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> # |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |   |
| Other:         | <span style="border: 1px solid black; padding: 2px;">7.5</span>  |   |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">54.9</span> |   |

**# of Section 504 Compliant Units / Completed Units Since 2001** 48

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester County

State: PA

Group Rank: 44  
 (Percentile)

State Rank: 17 / 29 PJs

Overall Rank: 47  
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.95%   | <b>84.94</b> |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 54.12%   | <b>75.31</b> |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>76.01</b> |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 92.11%   | <b>100</b>   |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 2.750    | <b>0.14</b>  |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

